

EXHIBIT

F

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Navillus Tile, Inc.
53-18 11th Street
Long Island City, NY 11101

Invoice Date
01-30-2007

Customer ID
T.IMES

Invoice ID
91676

Work Order

Ship Date

To:
Time Square Construction

Job Location:

Ship Via
None

1 Rent 4th Qtr 2006

3,000.00

Amount Billed

\$3,000.00

Retainage Held

01-30-2007

\$3,000.00

CONFIDENTIAL

TIME SQUARE 00965

DO'S # 5

INVOICE

53-18 11th Street,
L.I.C., NY 11101
Phone 718-784-0500

DATE: January 30, 2007
INVOICE # 3
FOR: TSC

Bill To:

Time Square Construction
355 Lexington Ave
New York, NY 10017

DATE	DESCRIPTION	AMOUNT
4th QTR 2006	Lease Office Space at 53-18 11th Street ,L.I.C, NY 11101 (1mts)	
	Use of Office Equipment & Telephones (1mts)	3,000.00
	TOTAL	\$ 3,000.00

Make all checks payable to Navillus Tile ,Inc.

THANK YOU FOR YOUR BUSINESS!

CONFIDENTIAL

TIME SQUARE 00966

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Navillus Tile, Inc.
53-18 11th Street
Long Island Cty, NY 11101

Invoice Date
09-30-2006

Customer ID
T.IMES

Invoice ID
91675

Work Order

Ship Date

To:
Time Square Construction

Job Location:

Ship Via
None

1 Rent 3rd Qtr 2006

9,000.00

Amount Billed

\$9,000.00

Retainage Held

09-30-2006

\$9,000.00

CONFIDENTIAL

TIME SQUARE 00967

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Navillus Tile, Inc.
53-18 11th Street
Long Island Cty, NY 11101

Invoice Date
07-30-2006

Customer ID
T.IMES

Invoice ID
91674

Work Order

Ship Date

To:
Time Square Construction

Job Location:

Ship Via
None

1 Rent 2nd Qtr 2006

9,000.00

Amount Billed \$9,000.00

Retainage Held

07-30-2006

\$9,000.00

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TIME SQUARE 00969

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SECURITY WARNING: THE FACE OF THIS DOCUMENT FEATURES A COLORED BACKGROUND AND MICROPRINT DETAILS. THE REVERSE SIDE FEATURES ANTI-FALSH WATERMARKS.

TIME SQUARE CONSTRUCTION INC

JP MORGAN CHASE BANK, N.A.
NEW YORK, NEW YORK 10017

1-2/210

1193

PAY: *****
 DATE June 18, 2007
 CHECK NO. 1193\$*****9,000.00
 AMOUNT
 Nine thousand dollars and no cents

PAY TO THE ORDER OF Navillus Tile, Inc.
 53-18 11th Street
 Long Island City, NY 11101

Heinrich O. Schiller

AUTHORIZED SIGNATURE

⑈001193⑈ ⑆021000021⑆907397758585⑈ ⑆000009000000⑈

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TIME SQUARE CONSTRUCTION INC

JP MORGAN CHASE BANK, N.A.
NEW YORK, NEW YORK 10017

1-2/210

1194

PAY: *****
 DATE June 18, 2007
 CHECK NO. 1194\$*****9,000.00
 AMOUNT
 Nine thousand dollars and no cents

PAY TO THE ORDER OF Navillus Tile, Inc.
 53-18 11th Street
 Long Island City, NY 11101

Heinrich O. Schiller

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Commerce Online - Check Image

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This is the front of your check

TIME SQUARE CONSTRUCTION, INC 355 LEXINGTON AVE 17TH FLOOR NEW YORK, NY 10017		1155 1-1987/280
DATE: September 20, 2007		CHECK NO.: 1155\$*****3,000.00
AMOUNT: Three thousand dollars and no cents		
PAY TO THE ORDER OF:	Navillus Tile, Inc. 53-18 11th Street Long Island City, NY. 11101	
AUTHORIZED SIGNATURE: <i>[Signature]</i>		1155\$*****3,000.00
MICR LINE: @001155 @0280136734 7925112182		

This is the back of your check

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE	SIGNATURE BANK VIA FIDELITY WOODBURY NY 0210198580 09/21/2007
	FOR DEPOSIT ONLY NAVILLUS TILE INC ACCT. 1509982395

THIS DOCUMENT IS PROTECTED BY AN OPTICAL WATERMARK
 HOLD AT AN ANGLE TO VIEW

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LEASE SUMMARY

Landlord: 355 Lexington LLC

Tenant: Time Square Construction, Inc.

Premises: 355 Lexington Avenue, 17th Floor, New York, New York

Term: November 1, 2006 to April 30, 2017

Rent Schedule:

First Rent Period - from November 1, 2006 to April 30, 2007
Only paying \$ for electric during the First Rent Period

Second Rent Period - annually from May 1, 2007 to April 30, 2012
(Monthly Rental Amount .)

Third Rent Period - annually from May 1, 2012 to April 30, 2007
(Monthly Rental Amount .)

Initial Rent Holiday: November 1, 2006 to April 30, 2017

Additional Rent Credit: (entitled to this credit after June 1, 2007)

Use of Premises: General and executive offices only

General Alterations: No Landlord consent required if renovations are decorative, are or under, and do not affect electrical, plumbing, heating, ventilation, air conditioning or other Building system or any portion of the Building outside of the Premises.

Tenant responsible for Class E fire alarm and communication system and sprinkler system in Premises (Sections 3.04 and 3.05).

Initial Work (Section 3.08): Includes sprinkler system, unisex bathroom and Class E fire alarm and communication system.

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TIME SQUARE 00204

Landlord contribution! In accordance with AIA Form G704, payments will be made upon receipt of proof of payment to vendors and partial release of liens.

Soft costs, i.e. consultant, architectural, engineering and design fees, permit fees and moving expenses, cannot exceed

Landlord will not disburse final balance of 10% until job is completed with all sign offs, etc.

Landlord contribution for unisex bathroom

Estoppel Certificate (Section 7.03): Must be completed by Tenant within 10 days of receipt.

Assignment (Section 11.02): Shall be permitted with Landlord's prior written consent.

Sublet (Section 11.03): Shall be permitted with Landlord's prior written consent.

First 4,000 square feet sublet shall be without any entitlement by Landlord to profits, etc. Any sublet thereafter Landlord shall share in profits.

Tenant can sublease up to 2,000 square feet for office purposes (these office sublets will not require the Landlord's prior written consent).

May assign to affiliates without Landlord's prior written consent (must give notice only).

Late Payment Fee (Section 19.04): 3% above current prime as charged by JP Morgan Chase

Base Tax Year (Section 23.01): July 1, 2006 to June 30, 2007

Tenant's Proportionate Share (Section 23.01):

Tenant responsible for increase in taxes and labor rates over base year (Section 23.01).

Services Provided (Article 29):	Elevators:	M-F (8:00 a.m. to 6:00 p.m.) Sat. (8:00 a.m. to 1:00 p.m.)
	Heat:	M-F (8:00 a.m. to 6:00 p.m.) Sat. (8:00 a.m. to 1:00 p.m.)
	AC:	M-F (8:00 a.m. to 6:00 p.m.) Sat. (8:00 a.m. to 1:00 p.m.)
	Cleaning except kitchen area	
	Electricity (\$	per month)
	Water:	Lavatory use only

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Security Deposit (Article 35): Letter of Credit (each year it reduces
) until it reaches by fifth (5th) year.

Personal Guaranty Provided By Kevin O'Sullivan (Section 35.08).